

**Commonwealth of Massachusetts**

**Executive Office of Environmental Affairs ■ MEPA Office**

**ENF**

**Environmental Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<i>14086</i>
MEPA Analyst:	<i>Bill GAGE</i>
Phone:	<i>617-626-1025</i>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Proposed Retail Development		
Street: 256 Washington Street (Route 85)		
Municipality: Hudson	Watershed: Sudbury-Assabet-Concord	
Universal Transverse Mercator Coordinates:	Latitude: 42° 22' N Longitude: 71° 33' W	
Estimated commencement date: 09/07	Estimated completion date: 06/08	
Approximate cost: \$ 4 million	Status of project design: 80% complete	
Proponent: The Richmond Company		
Street: 23 Concord Street		
Municipality: Wilmington	State: MA	Zip Code: 01887
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Joshua W. Reinke/Matthew D. Smith, P.E.		
Firm/Agency: Bohler Engineering, P.C.	Street: 352 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 480-9900	Fax: (508) 480-9080	E-mail: jreinke@bohlereng.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11 09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **Local: Site Plan Approval, Conservation Commission Order of Conditions. Board of Health Disposal Works Permits, ZBA Special Permit for Outdoor Seating. Federal: NPDES.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change*	Total*	State Permits & Approvals
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	9.8			
New acres of land altered				
Acres of impervious area	0.3±	+1.51/+2.16	1.81/2.46	
Square feet of new bordering vegetated wetlands alteration		0/0		
Square feet of new other wetland alteration		0/0		
Acres of new non-water dependent use of tidelands or waterways		0/0		
<b>STRUCTURES</b>				
Gross square footage	2,344	14,692/ 14,856	17,036/17,200	
Number of housing units	1	-1/-1	0/0	
Maximum height (in feet)	20' ±	30' / 30'	30' / 30'	
<b>TRANSPORTATION</b>				
Vehicle trips per day	10	*2,205/4,810	*2,215/4,820	
Parking spaces	4	+89/+99	93/103	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	330	+1,384/+1,884	1,714/2,214	
GPD water withdrawal	0	0/0	0/0	
GPD wastewater generation/treatment	330	+1,384/+1,884	1,714/2,214	
Length of water/sewer mains (in miles)	0	0/0	0/0	

\* Phase I/ Full Build-Out of Site

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_)  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The project is located on a 9.8 acre parcel of land at 256 Washington Street (Rt. 85) in Hudson. The site is currently occupied by a single family house with a detached barn and features bordering vegetated wetlands to the southeast. The project is anchored by a 15,300 s.f. Walgreens Pharmacy to be located at the intersection of Washington Street & Technology Drive, and also features two contemplated development pads to the south along Washington Street and to the east on Technology Drive. The Walgreens has been through the permitting process in the Town of Hudson and received the requisite approvals for development. The proponent has been in discussions with multiple entities relative to development of the remaining land and has shared same with Hudson officials and review boards throughout the permitting process.

While the final tenant mix for the overall site is currently unclear, this report anticipates that Phase I of the development will include the Walgreens pharmacy and a Starbucks Coffee facility with drive through to the south along Washington Street. The Starbucks facility is anticipated to proceed with municipal permitting in September, 2007. A Phase I Waiver is being requested for development of the Walgreens and the Starbucks facility as the full build out of the site is unknown but may trip a mandatory EIR review threshold. Should the Phase I Waiver be granted, the full build of the site would be the subject of a future Environmental Impact Report.

Alternatives featuring various forms of retail and office uses have been considered for the development. An alternative featuring the Walgreens and Starbucks along with a gas station on the remainder of the site to the east along Technology Drive is considered herein. Given the site's location at the signalized intersection of two heavily traveled streets and the site's commercial zoning, the logical site development features retail or commercial uses. All of the considered alternatives have fairly similar impacts, but most significantly on traffic as further described in

this report.

The below list summarizes the items incorporated into the development plans to mitigate traffic impacts.

- The site layout was designed to accommodate a future 15 foot Right of Way expansion on Washington Street without causing zoning non-conformities under current zoning. This created the need for substantial walls given the wetlands located in the southeasterly portions of the site. No wetland filling is proposed as part of the development.
- The proposed right-in/right-out only driveway on Washington is proposed to be located as far as feasibly possible away from the intersection of Washington Street and Technology Drive.
- Technology Drive is proposed to be widened by the applicant along the site frontage and east of the proposed driveway to provide a dedicated right turn lane into the site and improved merge lengths for the existing lane reductions.
- The developer agreed to restrict access to the 9.8 acre parcel to only the two driveways shown on the Site Plan as part of the Site Plan Approval received for the Walgreens development.

The proposed project will be served by public water, gas, electric and communications. Sanitary service will be provided by on-site disposal systems in accordance with DEP's Title 5 Requirements. Underground detention basins will be constructed to regulate post-development discharges from the site to less than pre-development rates. The stormwater management system will be built to meet or exceed the Massachusetts Department of Environmental Protection's stormwater policy.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1))  
 Yes  No; if yes, specify each threshold: > 10 acres of impervious area, >25 acres of land alteration.

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Footprint of buildings	0.05	+0.34	0.39
Roadways, parking, and other paved areas	0.25	+2.21	2.46
Other altered areas (describe)	0	+0.20	0.20 Landscaping
Undeveloped areas	9.50	-2.29	7.21

B. Has any part of the project site been in active agricultural use in the last three years?  
 Yes  No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?  
 Yes  No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?  Yes  No; if yes, describe: